



MOLONGLO VALLEY
Community Forum

9 | November
2023

**Public
Meeting**

MEETING AGENDA

Molonglo Valley Update

Simon Tennent, Molonglo Development Director, Suburban Land Agency
Stuart Mackenzie, Stuart Mackenzie Design



**MOLONGLO VALLEY
Community Forum**

Forum Update

Ryan Hemsley, Convenor, MVCF

MLA Address

Opportunity for MLAs to address the community

Questions and Answers Session



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Molonglo Group Centre

Early Work, Indicative Layout and Proposed Timing

9 November 2023



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

Main Themes

- Historical Planning Context
- Current Planning Requirements
- SLA Work to Date and Indicative Urban Design
- The Retail and Commercial Core
- Indicative Staging and Timing
- Stakeholder and Community Consultation



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Historical Planning Context

2003 - 2023



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

20 years of planning since 2003 fires
Major government initiatives including:

- Stromlo Forest Park
- National Arboretum
- Molonglo River Park
- Molonglo Valley new town



The first Molonglo Structure Plan **2007**

Molonglo Group Centre site

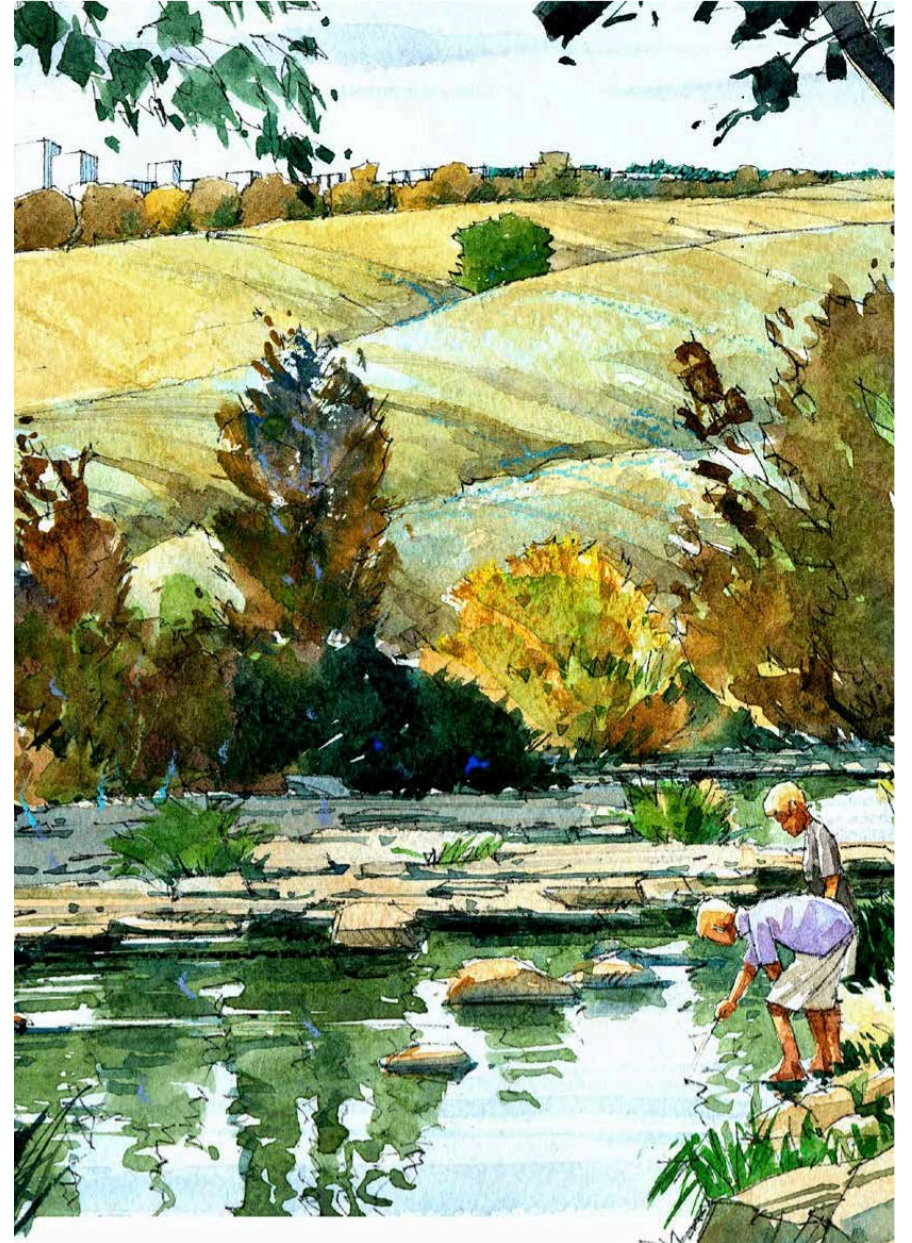


Molonglo River Park Concept Plan 2011

2014
Draft
Molonglo
Commercial
Centre &
Environs
Concept
Plan



Street based shopping precinct



Molonglo River Park

2014
Draft
Molonglo
Commercial
Centre &
Environs
Concept
Plan



Walking and cycling



Town Park



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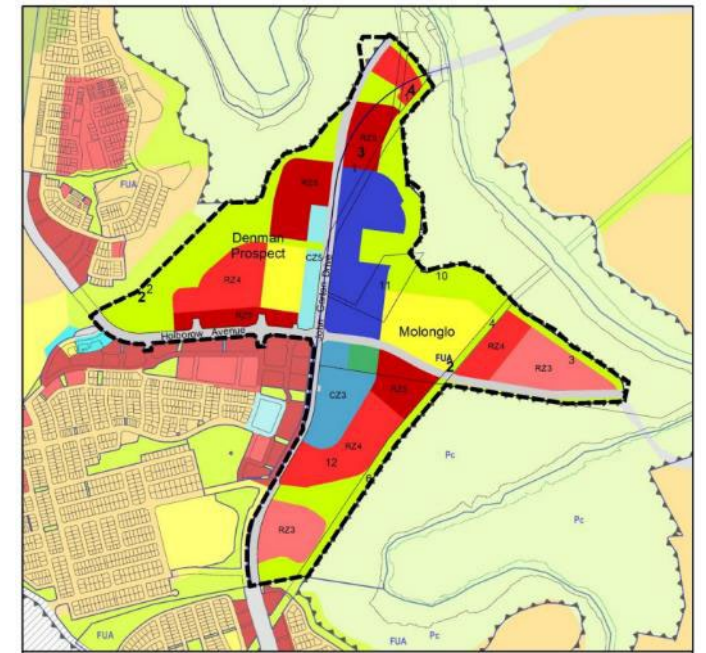
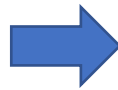
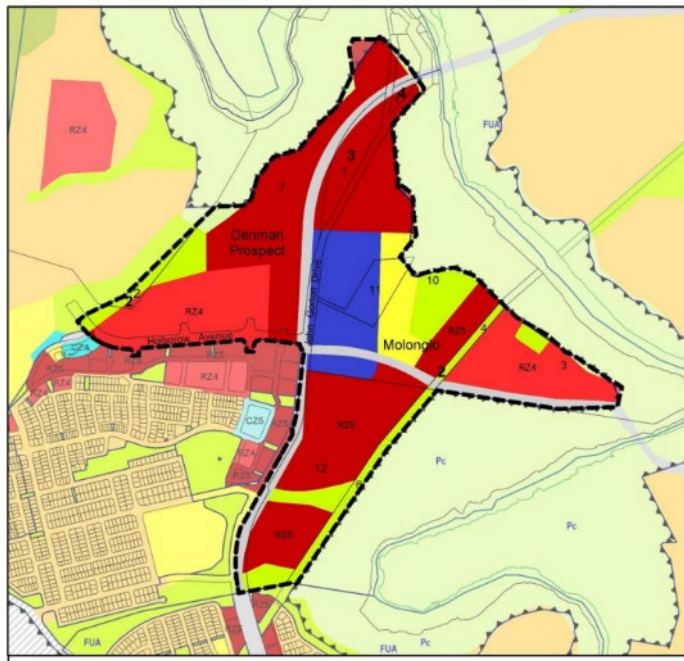
Current Planning Requirements



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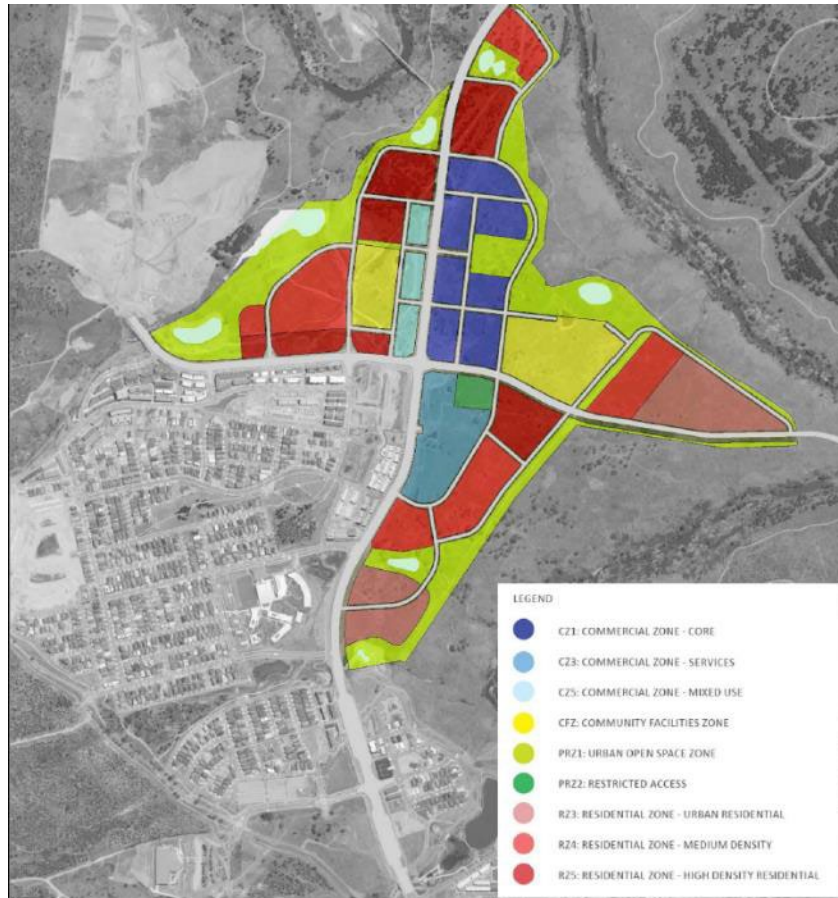
EPSDD Planning Context

Planning Framework now in place following the approval of Technical Amendment TA2022-01



Zoning and Community Facilities

Technical Amendment TA2022-01 is prescriptive and will guide the design and development of the Group Centre and Surrounds

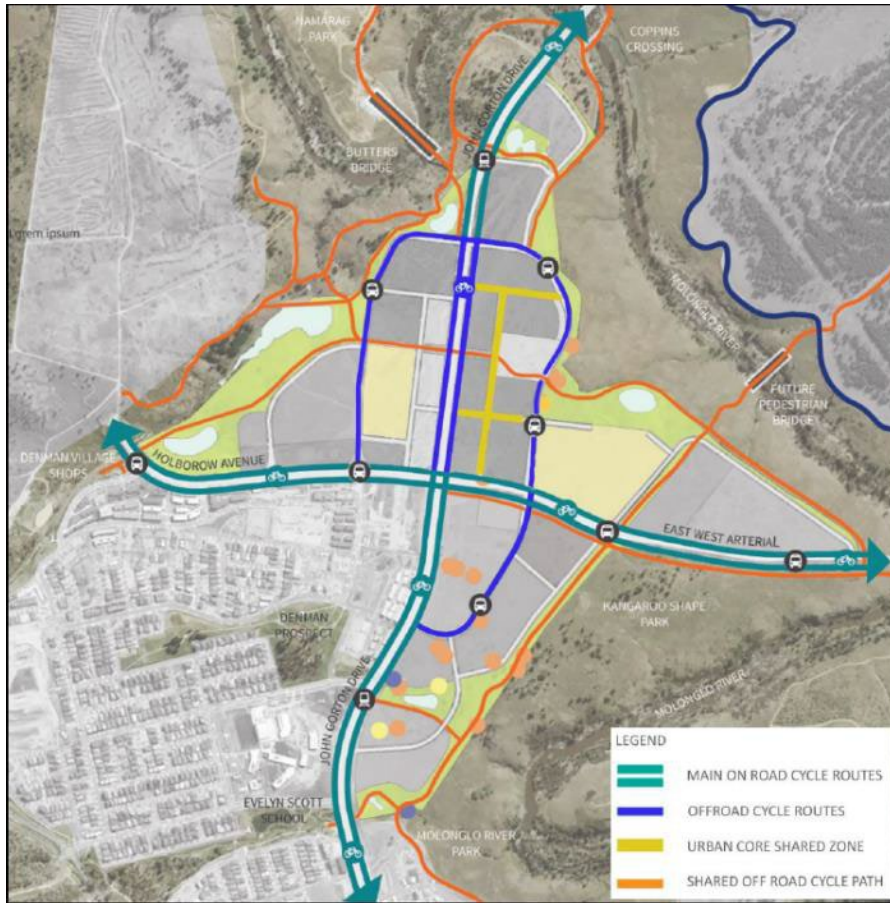


Land Use Zones

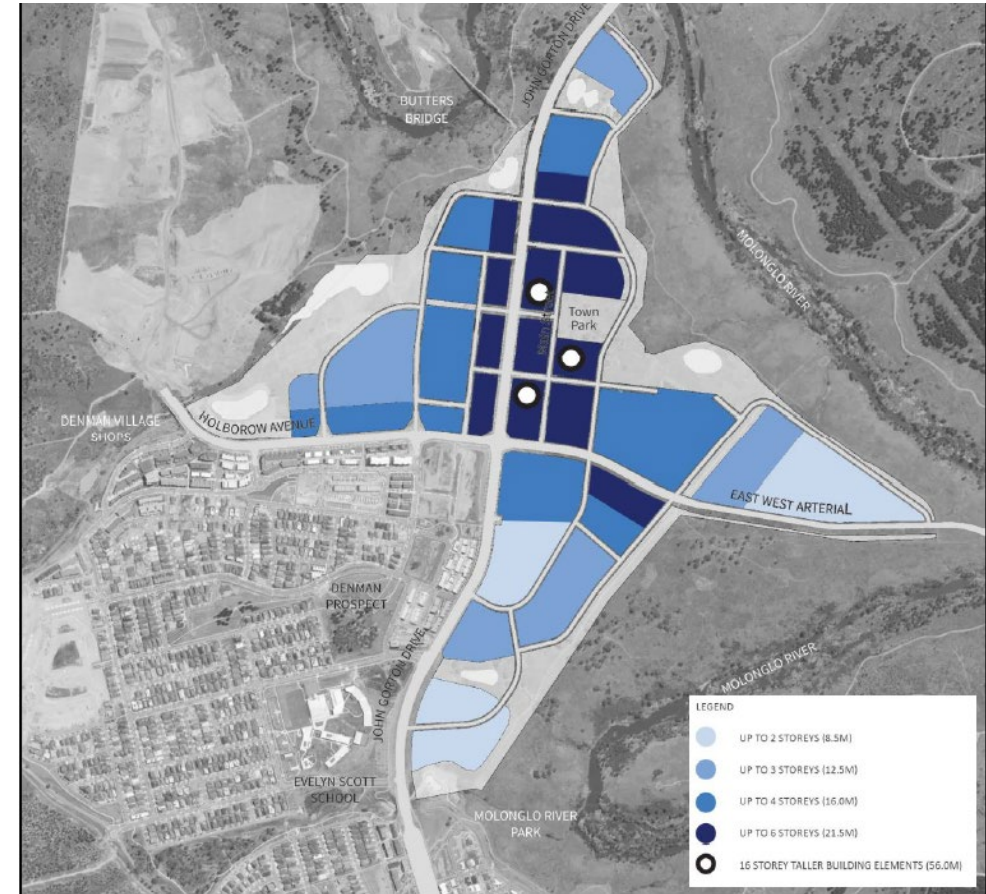


Community Facilities

Active Travel and Building Heights

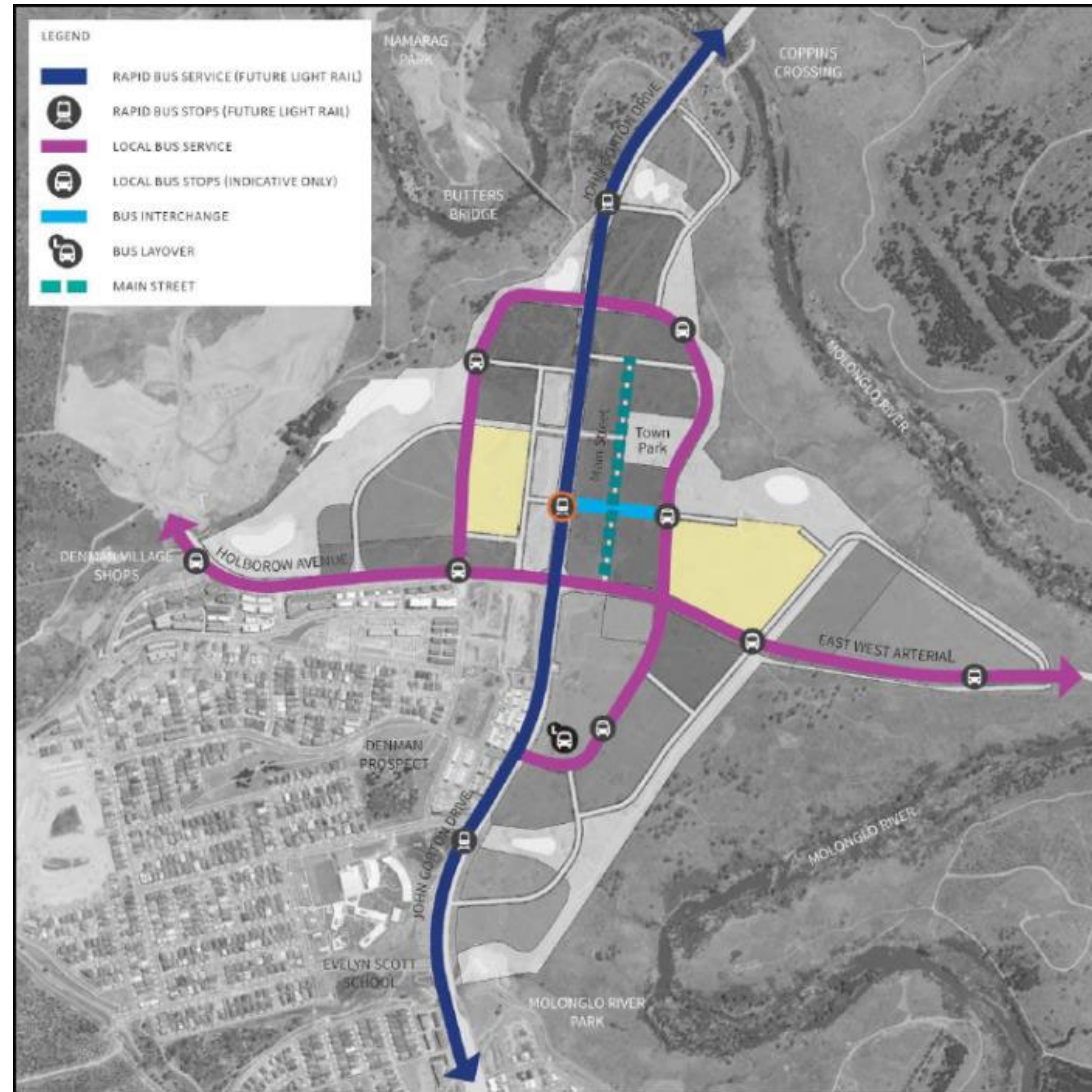


Active Travel Network

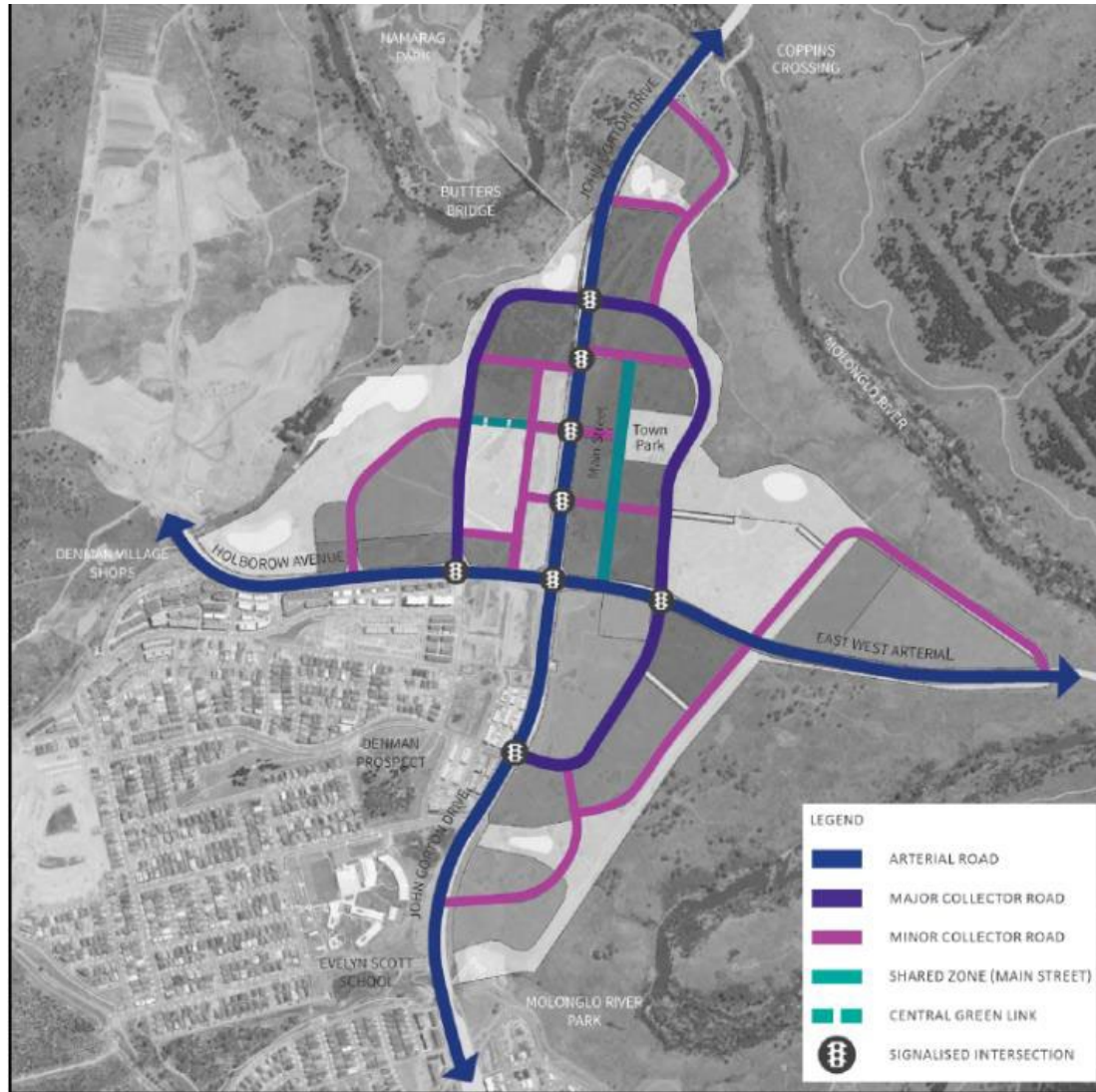


Building Heights

Public Transport



Street Network and Hierarchy





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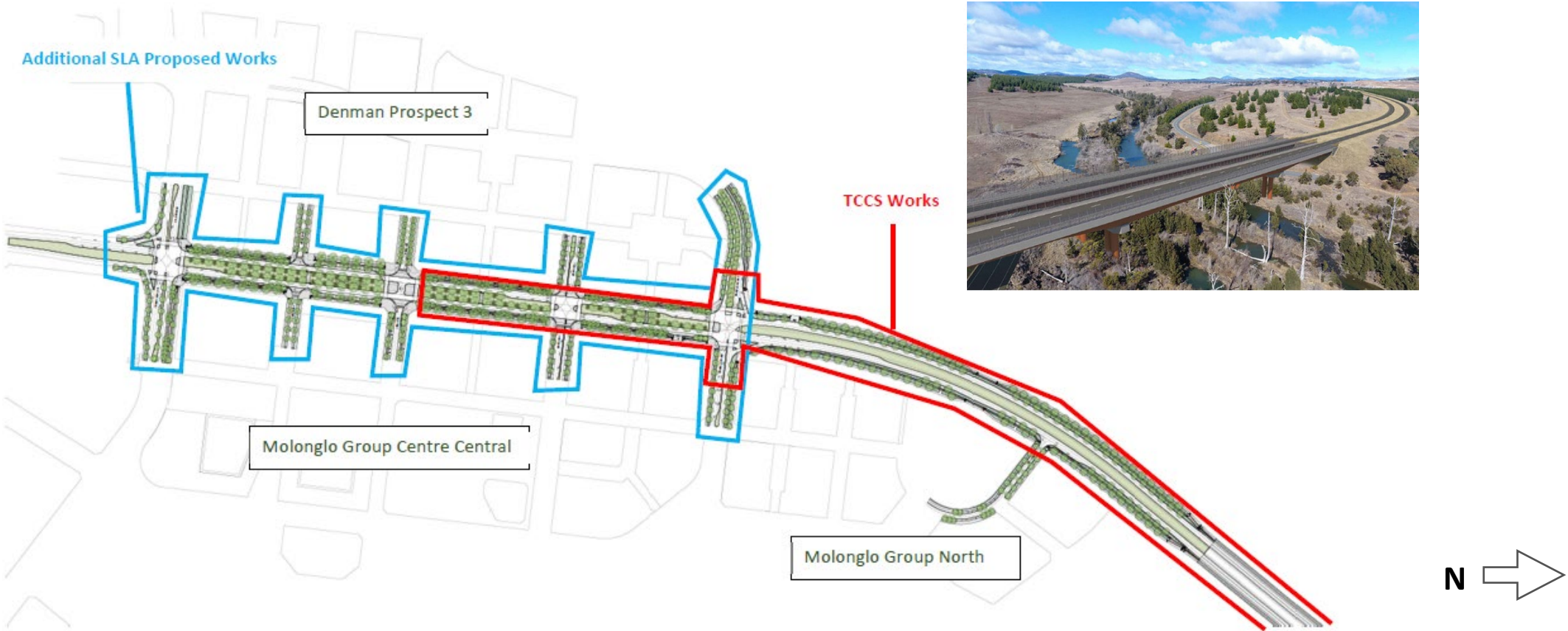
SLA Work to Date and Indicative Urban Design



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John Gorton Drive Bridge/Molonglo Group Centre Interface

SLA has worked closely with TCCS on the integration of the John Gorton Drive Bridge project, and the future interface with the Molonglo Group Centre.



John Gorton Drive Bridge Project/Molonglo Group Centre Interface

- SLA's design responds to the intersection locations within the Technical Amendment (Molonglo Group Centre Concept Plan)
- It is also consistent with the Planning Criteria that calls for a more urban feel to John Gorton Drive as it passes through the Group Centre with active frontages near public transport stops.
- The main features include
 - 4 pedestrian friendly intersections
 - integration of off-road cycling infrastructure and new active travel routes and connections,
 - high end urban landscaping with multiple rows of trees
 - and detailed road cross sections incorporating a future light rail corridor bus stops.



John Gorton Drive Bridge Project/Molonglo Group Centre Interface

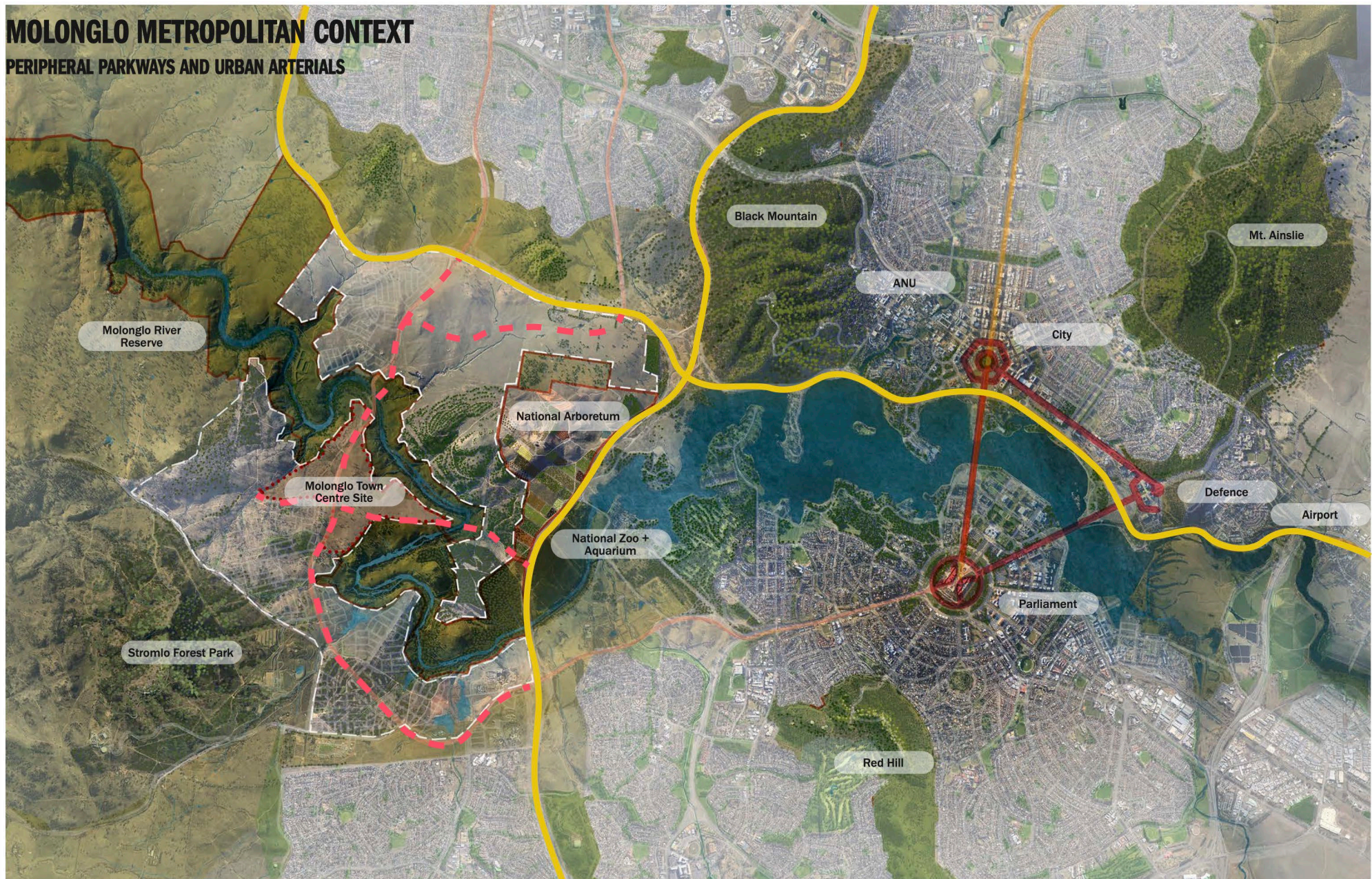
Transit Boulevard Concept Design

Artist impression of John Gorton Drive looking toward the proposed Transit Plaza. As a tree-lined boulevard with a focus on active travel and walkability, the design incorporates protected cycle paths and signalised pedestrian crossings. Inter-town rapid buses may ultimately be replaced by light rail.



MOLONGLO METROPOLITAN CONTEXT

PERIPHERAL PARKWAYS AND URBAN ARTERIALS



Indicative Urban Design

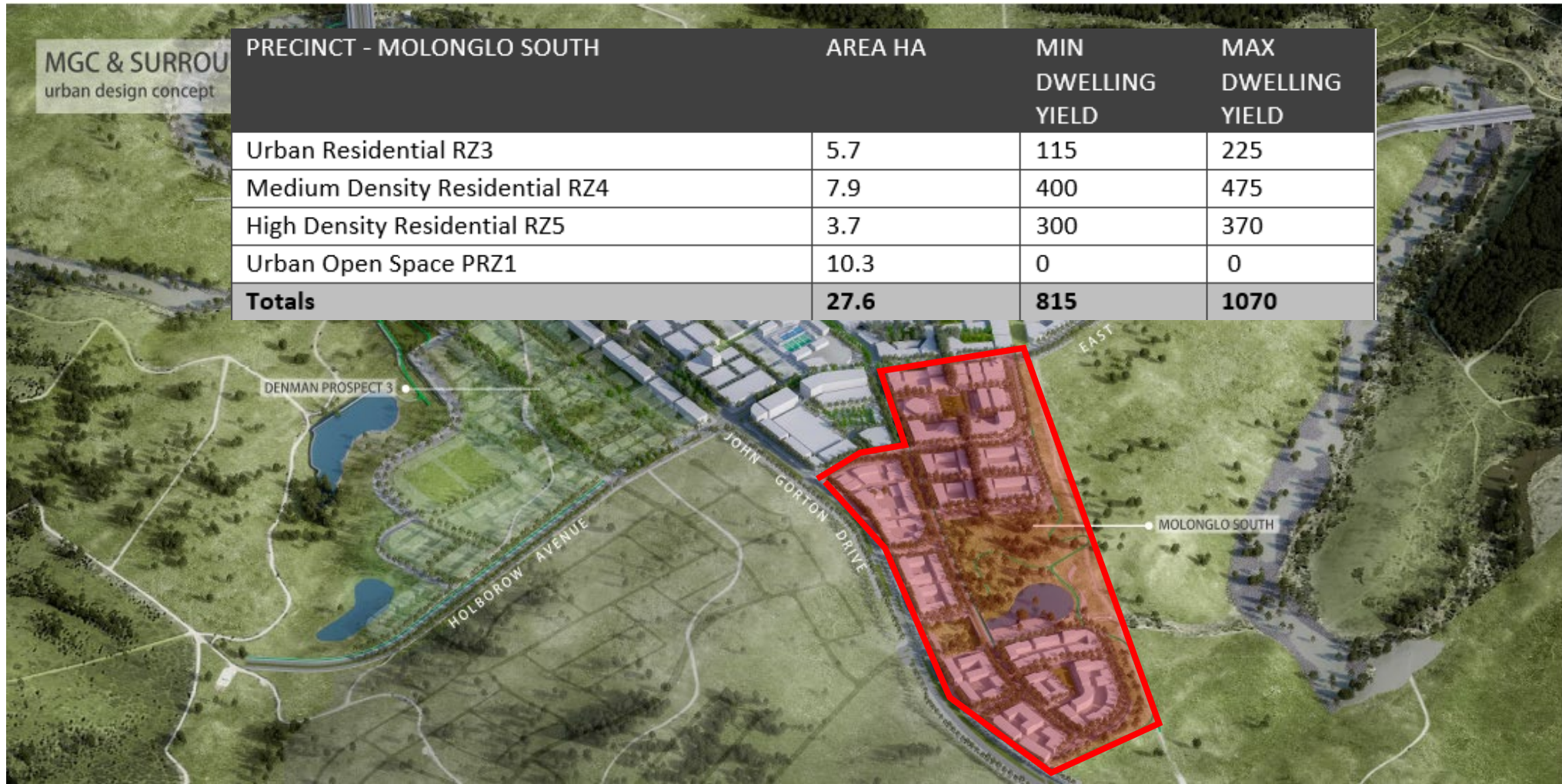




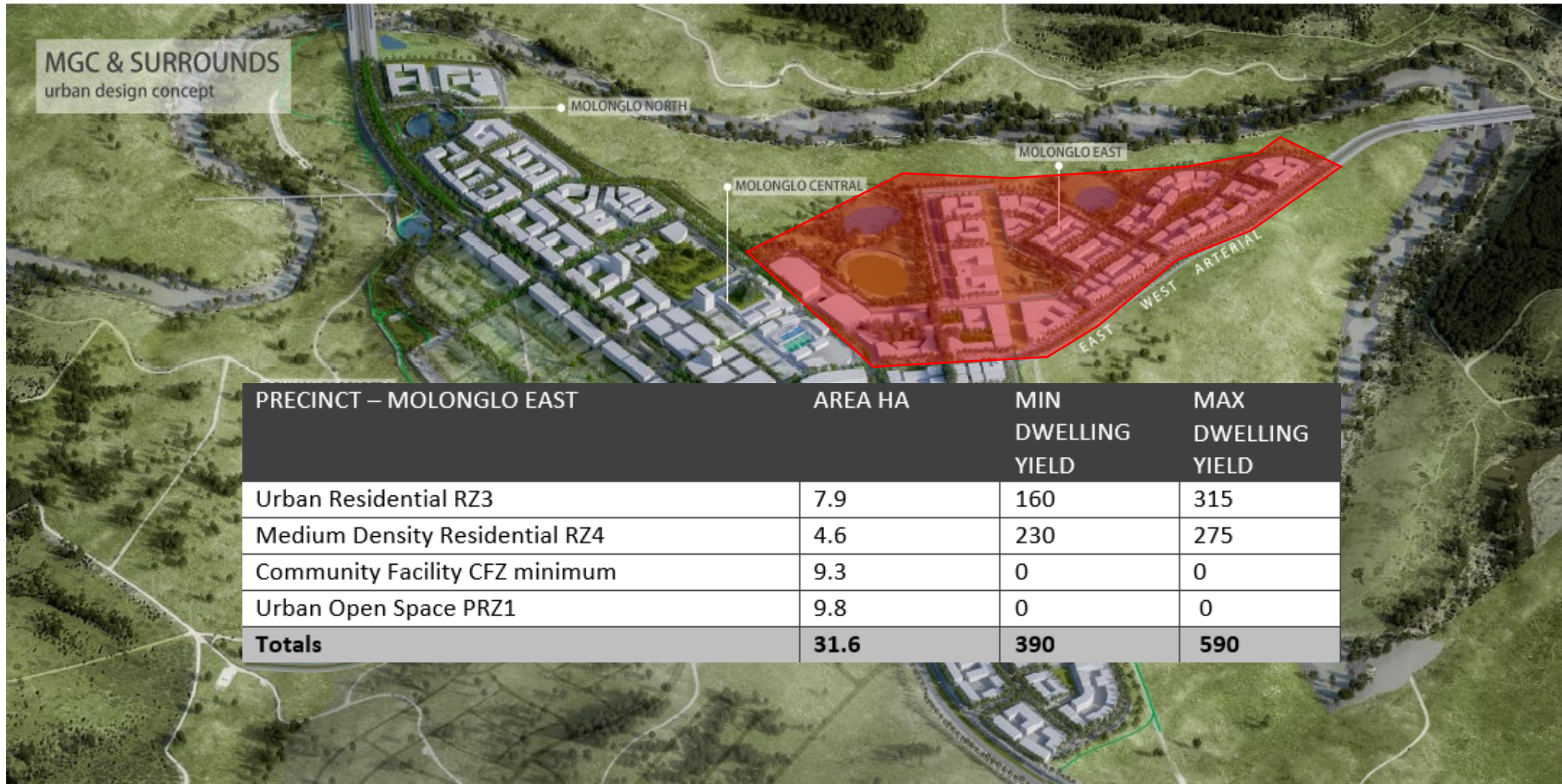
Four Distinct Precincts



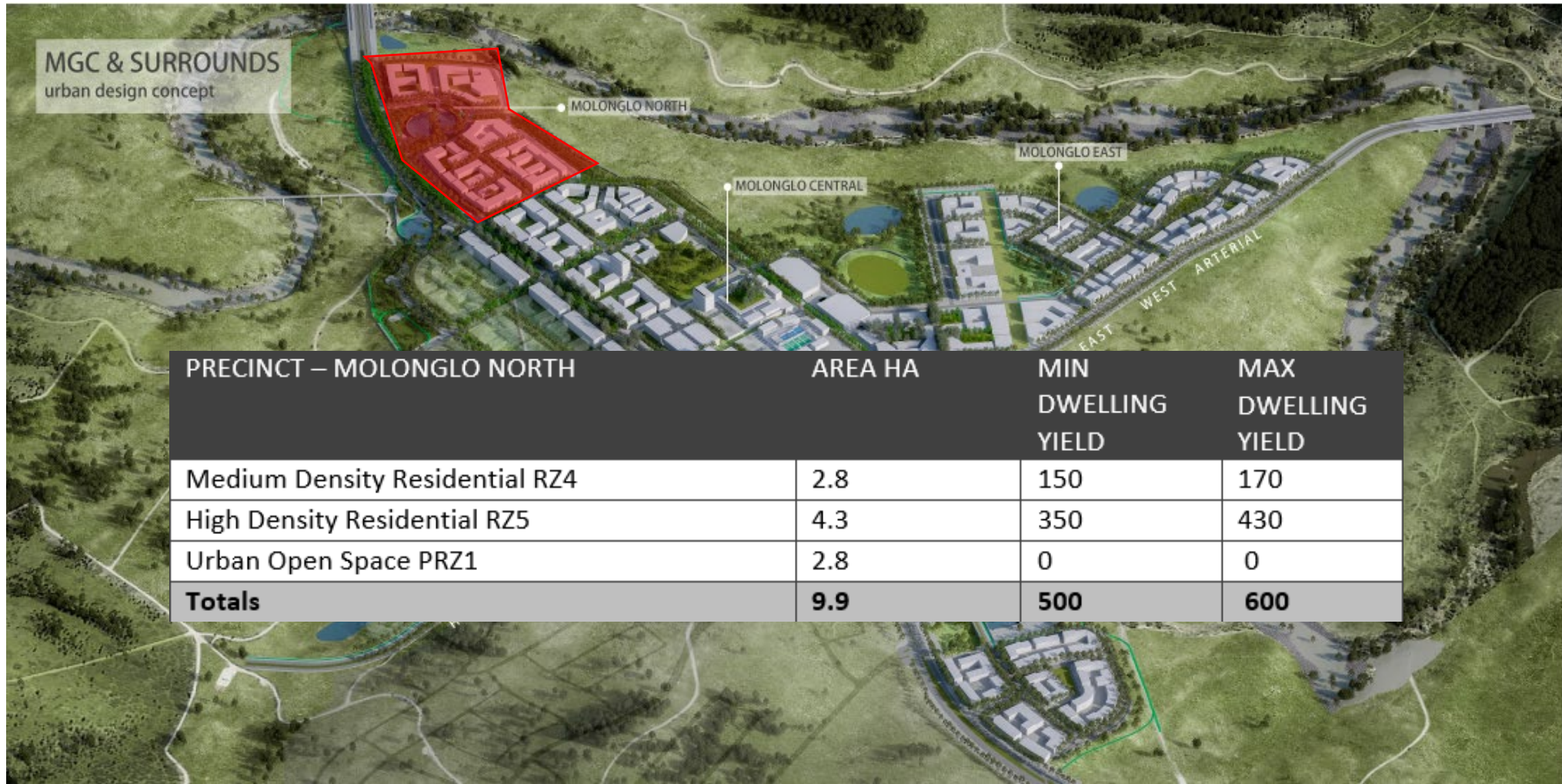
Molonglo South



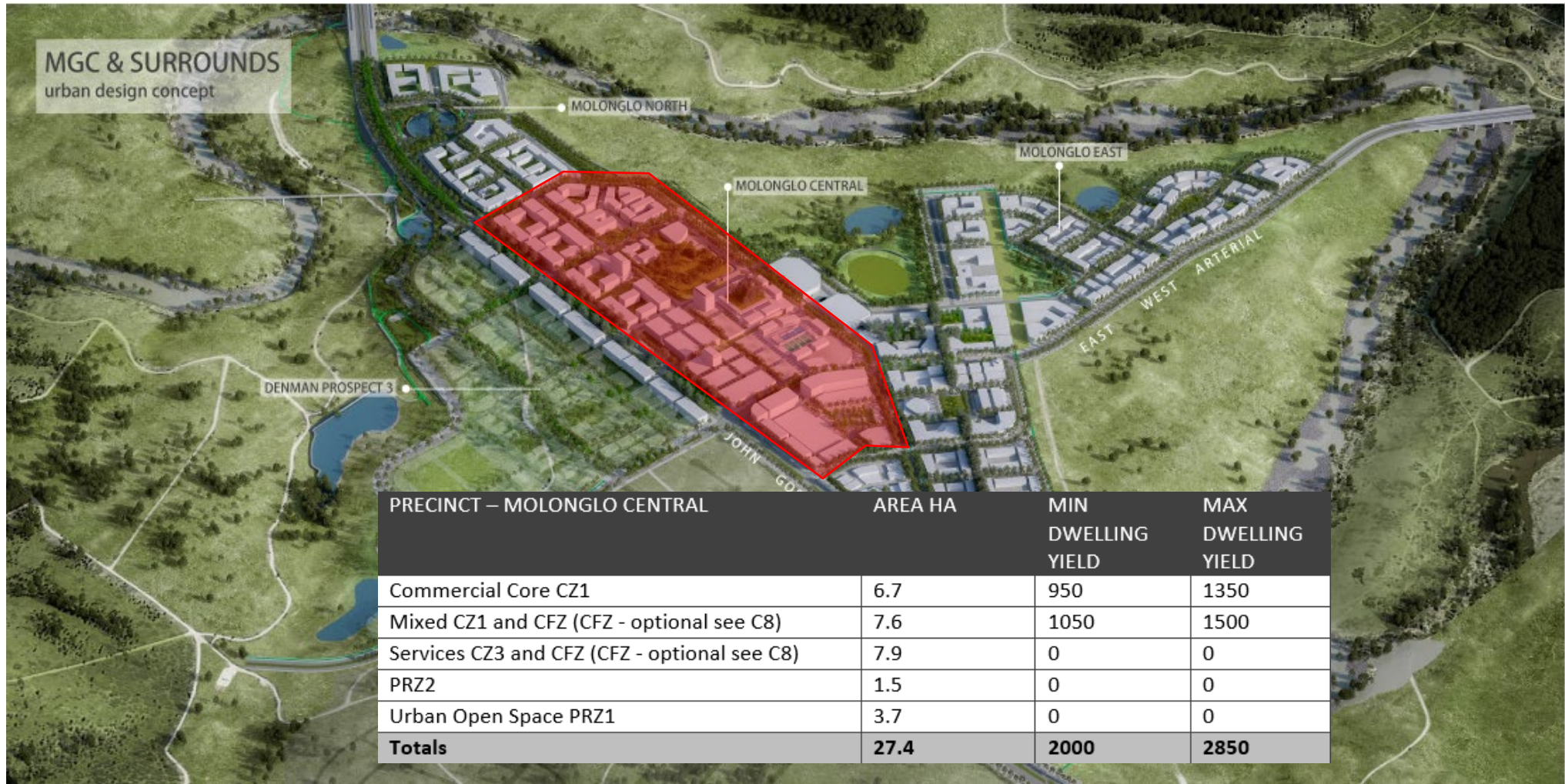
Molonglo East



Molonglo North



Molonglo Central





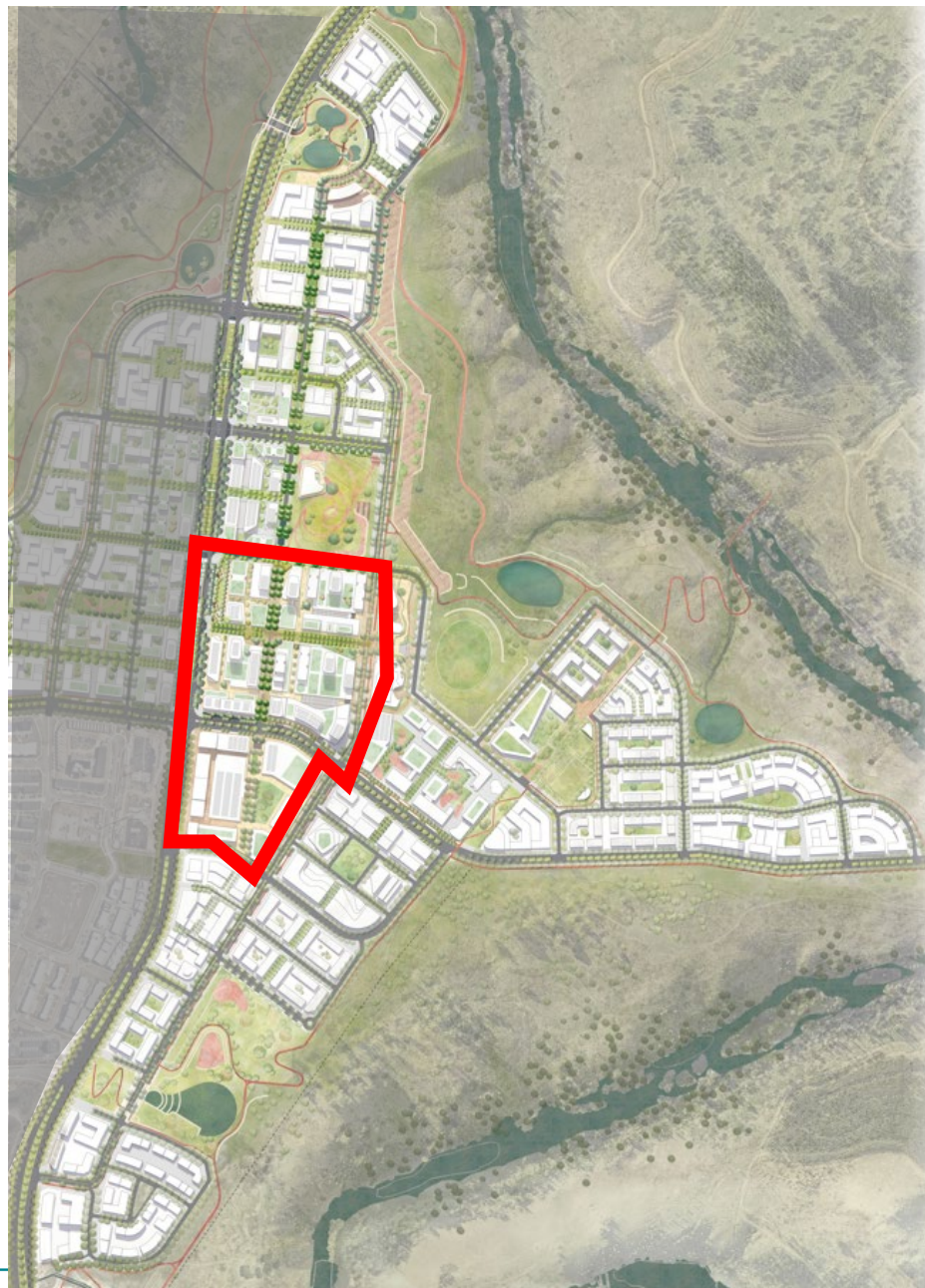
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The Retail and Commercial Core

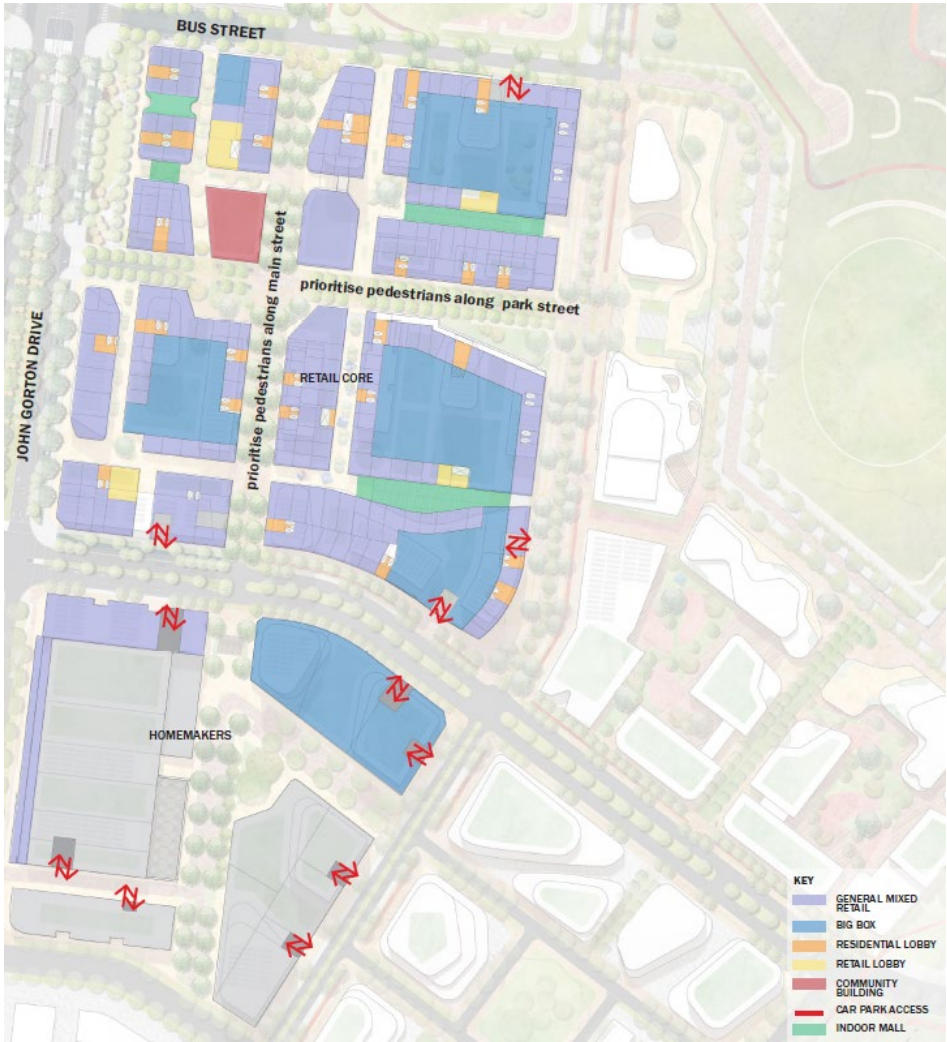


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Retail Core

Four Retail Super Lots and a Homemakers Centre



Mixed-use urban village



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Indicative Staging and Timing



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Four Packages of Works



Early Works Package – John Gorton Drive Intersections

- Design and Approval – February 2022 to December 2023
- Construction – March 2024 to December 2024

Stage One Estate Development Plan

- Design and Approval – November 2023 to June 2025
- Land Release – June 2025 to June 2026
- Estate Construction (Civil and Landscape) – September 2025 to March 2027

Stage Two Estate Development Plan

- Design and Approval – November 2024 to June 2026
- Land Release – June 2026 to June 2030
- Estate Construction (Civil and Landscape) – September 2026 to March 2028

Stage Three Estate Development Plan

- Design and Approval – August 2027 to June 2029
- Land Release – July 2029 to June 2033
- Estate Construction (Civil and Landscape) – September 2029 to March 2031



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Community and Stakeholder Engagement



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The Community will have a significant influence on the design and delivery of the project...

To date....

Prior to the transmittal of the project to SLA, EPSDD undertook a series of community engagements on Molonglo including:

- during the development of the Canberra Spatial Plan in 2004,
- 2014 MGC Concept Plan Draft
- the development of the first Group Centre concepts in 2016, and most recently
- during the development of the 2022 Molonglo Group Centre and Surrounds Concept Plan.

From here...

- A comprehensive SLA engagement strategy is currently being developed.
- The engagement strategy will ensure ongoing and meaningful interactions with key Community, Government, Business and First Nations groups during the design and delivery of the project.
- The strategy will provide a roadmap for a series of engagement activities that will progressively roll-out over what is expected to be the next 7 years of design, development and delivery of the project.
- The strategy identifies key stakeholders and importantly is clear on the sequence and frequency of engagement activities with different stakeholder groups.
- Extensive external engagement will occur during the full development of the project whereby the community can input into a number of specific design elements including the public open space, and the retail and commercial core.
- The first community engagements will commence prior to the design of Stage 1 in early 2024.



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Thank You



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UPDATE

Q&A SESSION



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MEMBERS OF THE LEGISLATIVE ASSEMBLY



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THANK YOU

Next public meeting
Early 2024



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